



City of Seattle

**Department of Planning and Development**

Diane Sugimura, Director

**CITY OF SEATTLE  
DETERMINATION OF NON-SIGNIFICANCE BY  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3012399  
**Applicant Name:** Tony Shapiro, A.D. Shapiro Architects  
**Address of Proposal:** 2212 Queen Anne Avenue North

**SUMMARY OF PROPOSAL**

Land Use Application to allow a 2,266 square foot addition to an existing office and retail building for a total of 5,479 square feet. Project includes new stairway, first floor storage area and a second floor office expansion. No change in parking.

The following approval is required:

SEPA Environmental Threshold Determination (SMC Chapter 25.05)

**SEPA DETERMINATION:** ☒ [X] Determination of Non-Significance (DNS)

**BACKGROUND**

**Site Location:** The site is located on the east side of Queen Anne Avenue North, north of West Boston Street.

**Zoning:** NC2P-40'

**Parcel Size:** 5,438 square feet

**Existing Use:** Existing structure with first floor retail and office use on the first and second floors.

**Public Comment:** The public comment ended on August 17, 2011. No comments were received.

## **SEPA**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated July 26, 2011 and supplemental information including; submitted plans dated July 26 and September 9, 2011; Landmark Preservation Board letter dated September 13, 2011; and information provided by the Applicant on September 15, 2011. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant, reviewed the project plans, and any additional information in the file. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

## **DETERMINATION OF NONSIGNIFICANCE**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2)(c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[ ] There is no comment period for this DNS.

[X] This DNS is issued after using the optional DNS process in WAC 197-11-355 and early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.

- [ ] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days after the date of issuance of a DNS.

**CONDITIONS**

None Required.

Signature: \_\_\_\_\_ (Signature on File)  
Stephanie Haines, Senior Land Use Planner  
Department of Planning and Development  
Land Use Services

Date: October 3, 2011